

MIXED USE/COMMERCIAL

LOT No. 508	
MIXED USE/COMMERCIAL – UP TO 3 STORIES	
Maximum Height: 55'	
Lot Acreage	6.9 Acres
Land Use	MU–Commercial
Retail	37,170 S.F.
Office	300,000 S.F.
Parking Required (Retail)	149 Spaces ⊗ 1 Space/250 s.f. Bldg. Area
Parking Required (Office)	750 Spaces ⊗ 1 Space/400 s.f. Bldg. Area
Total Parking Provided	899 Spaces*
Handicap Parking	18 Spaces**
Handicap Van–Accessible	3 Spaces** ⊗ 1 Space/8 Handicap P.S.

* Includes 19 on–street parallel parking spaces on "FF Drive. 776 spaces are located in a 2 to 3–story parking structure (PS–1) within Lot 508

** May be included as surface parking and in structure (PS–1)

LOT No. 530	
COMMERCIAL – UP TO 3 STORIES	
Maximum Height: 45'	
Lot Acreage	2.4 Acres
Land Use	C
Retail	35,000 S.F.
Parking Required (Retail)	140 Spaces ⊗ 1 Space/250 s.f. Bldg. Area
Total Parking Provided	140 Spaces
Handicap Parking	5 Spaces
Handicap Van–Accessible	1 Space ⊗ 1 Space/8 Handicap P.S.

LOT No. 509 & 510	
COMMERCIAL – UP TO 3 STORIES	
Maximum Height: 45'	
Lot Acreage	5.2 Acres
Land Use	C
Retail	47,100 S.F.
Office	92,000 S.F.
Parking Required (Retail)	188 Spaces ⊗ 1 Space/250 s.f. Bldg. Area
Parking Required (Office)	230 Spaces ⊗ 1 Space/400 s.f. Bldg. Area
Total Parking Provided	418 Spaces*
Handicap Parking	9 Spaces**
Handicap Van–Accessible	2 Spaces** ⊗ 1 Space/8 Handicap P.S.

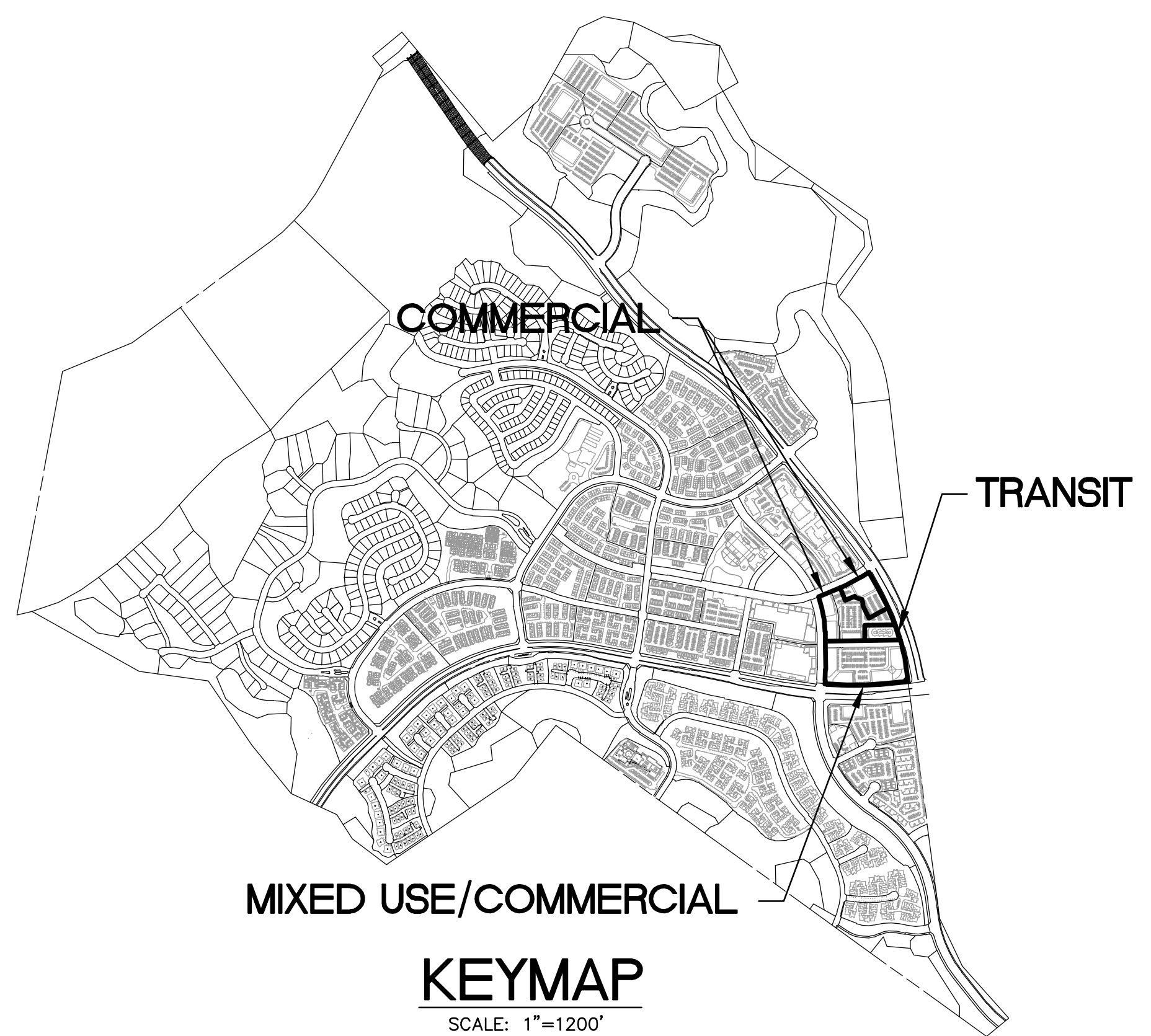
* Includes 4 spaces on "DD" Drive, 24 spaces on "EE" Drive and 11 spaces on "FF" Drive. 272 spaces are located in a 2 to 3–story parking structure (PS–2) within Lot 509.

** May be included as surface parking in structure (PS–2). Parking structure PS–2 may include park and ride facilities.

PARKING NOTE:
RECIPROCAL AND OFF–SITE PARKING IS DEPICTED FOR LOTS 508, 509, AND 510

- NOTE:
1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
 2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
 3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
 4. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
 5. GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O. S.	OPEN SPACE
—	PROJECT BOUNDARY
—	PROPERTY LINE
—	PROPOSED CONTOUR
—	DAYLIGHT LINE
—	CUT & FILL
—	RIDGE LINE
(PVT)	PRIVATE DRIVE
P & F	PRIVATE & FUTURE STREET
⊕	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
⊗	COVERED PARKING (NUMBER OF SPACES IN BOX)
—	LINE OF SIGHT EASEMENT
—	PRIVATE DRIVEWAY & FIRE LANE
—	DRIVEWAY EASEMENT
⊗	NUMBER OF OPEN PARKING SPACES
⊗	HERITAGE TREE MONUMENT



LEGAL DESCRIPTION: PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500–01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.	 MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE	PSOMAS 28480 Avenue Stanford, Suite 200 Santa Clarita, CA 91355 (661) 219–6000 (661) 775–2718 (FAX)	DESIGNED : DE/MH DRAFTED : DE/MS CHECKED : MH	OWNER/DEVELOPER : 25124 SPRINGFIELD COURT, SUITE 300 VALENCIA, CALIFORNIA 91335 TELEPHONE: (661) 255–4000 REPRESENTATIVE : MR. COREY HARPOLE	MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 61105 SITE PLAN - EXHIBIT MAP IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	REV: 4/19/2010 PROJECT NO. 1NLF0120.00 SHEET 16 OF 20
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